

To: The Honorable Mayor and City Council

From: Maxine Calloway, Esq., AICP, Director of Community Planning & Development

Date: July 9, 2013

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY AND OBTAIN THE REQUIRED PETITIONS TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS THE 'GRATIGNY-DIXIE ANNEXATION AREA', COMPRISED OF: 1) THE UNINCORPORATED AREA NORTHEAST OF WEST DIXIE HIGHWAY, FROM NORTHEAST 119TH STREET ON THE SOUTH-SIDE AND THE BISCAYNE CANAL ON THE NORTH-SIDE; AND 2) THE UNINCORPORATED AREA BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY NORTHEAST 1ST AVENUE, ON THE SOUTH-SIDE BY 119TH STREET, AND ON THE WEST-SIDE BY THE CITY LIMITS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

RECOMMENDATION

That the Mayor and Council approve the Resolution directing staff to collect data and obtain the required petitions if necessary to annex into the City and area known as the "Gratigny-Dixie Annexation Area," comprised of: 1) the unincorporated area northeast of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits; in accordance with the Boundary Change Procedure of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

BACKGROUND

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary. The Miami Dade County Code establishes the procedure by which a municipality may initiate a boundary change to the municipality's existing boundary.

Miami Dade County has established an overall plan which includes the eventual incorporation of all currently unincorporated land areas within the County, which would relieve the County from the costs of providing services to the subject area. In addition, annexation of the subject area should provide a net increase to the City's tax base.

The subject area is comprised of two unincorporated pockets between West Dixie Highway and North Miami Avenue, bordered on the south by 119th Street and includes the Miami-Dade County Gratigny Elementary School (see attached map). The annexation would smooth the border and includes areas within the same census tract. The area totals 16.5 acres and is entirely commercial. The subject area is also located within the City of North Miami's water Service area and as such the City currently provides water service to the residents living in this area.

In accordance with Section 20-3, Article 1 of the Miami Dade County Code of Ordinances, in initiating a boundary change, the City would be required to submit, along with certified copies of a resolution requesting the proposed change, a complete report which can include, but is not limited to, the proposed zoning and land use in the area; a list of services; timetable for supplying the services; financing of services; tax load on the area; and assessment of the present and future importance to the economy; If it is determined that the subject area will have more than two hundred and fifty resident electors, and the area is more than fifty (50) percent developed residential, then a vote of a majority of the resident electors will be required to approve any boundary change. **Based on our preliminary analysis staff believes, since the area has zero electorates, the proposed annexation will not require an election or petition.**

CONCLUSION

Staff is of the opinion that the proposed annexation is in keeping with the goals, objectives and policies of the City Comprehensive plan in that it seamlessly closes off the southern boundary of the City limit and would help to enhance North Miami's fiscal and economic base; a critical objective for a City approaching build out with little vacant developable land remaining. With the Miami-Dade government center being located 20 miles away and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical to annex the subject area within its boundary. The future residents in turn will have readily available access to North Miami's quality services.

City Administration requests the authorization of the Mayor and Council to expend the resources to compile information and complete the election, if required, prior to the adoption of the necessary resolution supporting a formal application to the County.

Attachments

- 1) Map of Proposed Annexation
- 2) Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY AND OBTAIN THE REQUIRED PETITIONS TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS THE 'GRATIGNY-DIXIE ANNEXATION AREA', COMPRISED OF: 1) THE UNINCORPORATED AREA NORTHEAST OF WEST DIXIE HIGHWAY, FROM NORTHEAST 119TH STREET ON THE SOUTH-SIDE AND THE BISCAYNE CANAL ON THE NORTH-SIDE; AND 2) THE UNINCORPORATED AREA BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY NORTHEAST 1ST AVENUE, ON THE SOUTH-SIDE BY 119TH STREET, AND ON THE WEST-SIDE BY THE CITY LIMITS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, Policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to, the potential of annexations where necessary; and

WHEREAS, the Mayor and City Council desire to annex the subject area known the *Gratigny-Dixie Annexation Area*, comprised of: 1) the unincorporated area northeast of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits, as specifically delineated in the attached "Exhibit A" ("Subject Area"); and

WHEREAS, City administration seeks authorization from the Mayor and City Council to proceed with a formal application for annexation and to obtain the required petitions to annex the Subject Area into the City, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

WHEREAS, the Mayor and City Council have considered the request by City administration and find that the proposed annexation is in the best interest of the City and that it satisfies the goals, objectives and policies of the Comprehensive Plan.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Authorization of the City Administration.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City administration to collect data, prepare a formal application for submission to Miami-Dade County and obtain the required petitions to annex into the City of North Miami, an area known as the 'Gratigny-Dixie Annexation Area', comprised of: 1) the unincorporated area northeast of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits, as specifically delineated in the attached "Exhibit A".

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of July, 2013.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau

_____ (Yes) _____ (No)

Vice Mayor Marie Erlande Steril

_____ (Yes) _____ (No)

Councilperson Scott Galvin

_____ (Yes) _____ (No)

Councilperson Carol F. Keys, Esq.

_____ (Yes) _____ (No)

Councilperson Philippe Bien-Aime

_____ (Yes) _____ (No)

Exhibit "A"

Gratigny-Dixie Annexation Area

